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REDEVELOPMENT PLAN FOR THE HAMPTON BOULEVARD REDEVELOPMENT PROJECT

January 12, 1998

NRHA

Norfolk Redevelopment and Housing Authority
201 Granby Street
Norfolk, VA 23510
757-623-1111

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REDEVELOPMENT PLAN FOR HAMPTON BOULEVARD

A. Description of Project

1. Boundaries of Hampton Boulevard Redevelopment Project Area

Starting at a point at the intersection of the eastern line of Hampton Boulevard and the northern line of 47th Street; thence moving in an eastwardly direction $\pm 200'$ along the northern line of 47th Street to a point; thence moving in a northerly direction $\pm 100'$ to a point $\pm 200'$ from the eastern line of Hampton Boulevard; thence moving in a westwardly direction $\pm 170'$ along the southern property line of 1063 West 48th Street to a point; thence moving in a northerly direction $\pm 110'$ along the western property line of 1063 West 48th Street to a point along the southern line of 48th Street; thence moving in an eastwardly direction $\pm 370'$ along the southern line of 48th Street to a point; thence moving in a southwardly direction $\pm 100'$ along the eastern property line of 1027 West 48th Street to a point; thence moving in an eastwardly direction $\pm 130'$ along the northern property line of 1030 West 47th Street to a point; thence moving in a southwardly direction $\pm 100'$ along the eastern property line of 1030 West 47th Street to a point on the northern line of 47th Street; thence moving in an eastwardly direction $\pm 380'$ along the northern line of 47th Street to a point at the intersection of the eastern line of Killam Avenue and the

northern line of 47th Street; thence moving in a southwardly direction $\pm 2,490'$ along the eastern line of Killam Avenue to the intersection of the southern line of 38th Street and the eastern line of Killam Avenue to a point; thence moving in a westwardly direction $\pm 1,150'$ along the southern line of 38th Street to the intersection of the eastern line of Hampton Boulevard and the southern line of 38th Street to a point; thence moving in a northwardly direction $\pm 2,460'$ along the eastern line of Hampton Boulevard to the northern line of 47th Street to the point of beginning.

2. Description of Existing Conditions

The Project Area constitutes a nine and one-half (9 ½) block area east of Hampton Boulevard and west of Killam Avenue between 48th Street and 38th Street. The Project Area is located in Census Tract 26* (refer to Exhibit No. 3, Census Tract Map), and is part of Planning Districts 54 and 55 (refer to Exhibit No. 4, Planning District Map).

*census blocks referred to: Census tract 26, block groups -

102, 119, 201, 202, 208, 207, 209, 210, 216, 240, 217, 239,
235, 236, 227, 237, 226, 238.

a) History of Land Uses

The development of the Project Area began at the turn of the 20th century as manufacturers were attracted to the area by the availability of buildable land, city water and the proximity of railroad lines. By 1900, streets had been platted and several textile mills were located in the area. In the early 1900's it became more of an industrial area with a few houses clustered around the industries and a railroad spur running through the southeastern portion of the Project Area.

As time went by, there was increasing residential development within or adjacent to the Project Area. Abutting residential

neighborhoods became more heavily developed and were included within the city by annexation. Thus Park Place was annexed in 1902, Lamberts Point in 1911, and Larchmont in 1923. By 1923, the Project Area consisted mostly of business or commercial uses with some residences interspersed. For two or three decades, or until the 1950's, the area enjoyed moderate success as a light commercial area. After 1950, with the exception of Hampton Boulevard frontages, there was little new construction in the Project Area.

More recently, the growth of Old Dominion University has heavily influenced the Project Area. The University was founded in 1930 as the Norfolk Division of the College of William and Mary. Its first buildings were located on the west side of Hampton Boulevard across from the Project Area. Modest in size at first, Old Dominion University grew rapidly in terms of enrollment and physical facilities after it was authorized to offer baccalaureate programs in 1954. As the University grew and expanded its campus west of Hampton Boulevard, it also acquired and developed for University purposes several individual properties to the east of Hampton Boulevard in the northern half of the Project Area, including the site of the present Technology Building, several research facilities, and an Administrative complex. The University's Master Plan, adopted in the mid 1960's, stressed development on the west side of Hampton Boulevard, with only a few, relatively isolated University-related structures east of Hampton Boulevard. Even so, properties to the east of Hampton Boulevard were affected by the

increased size of the student body. The substantial influx of students has had a marked impact on traffic, housing and general maintenance of the Project Area. This is illustrated by the following comments contained in the Neighborhood Planning - North Colley section of General Plan of Norfolk approved January 28, 1992 and compiled by the Norfolk Department of City Planning and Codes Administration:

The North Colley neighborhood contains a mixture of activities. The predominant land uses are residential, commercial (trade and services), institutional, and industrial. The residential areas are located in the northern and eastern portions of the area. The industrial land uses are found along an abandoned rail spur line in the southern and western sections. Commercial development is found along Hampton Boulevard and Colley Avenue which travel in a north-south direction through the area.

In terms of residential development, the neighborhood has become increasingly impacted by the student housing market generated by the adjacent Old Dominion University. Approximately 67 percent of the 1990 population of 3,141 is aged 15 to 24 compared with 25 percent citywide, demonstrating the influx of college students. In addition, only 25 percent of all households are classified as families, compared to 64 percent citywide, another indicator of a college population. A large portion of the northwestern section of the area (between Hampton Boulevard and Killam Avenue) has been developed with multi-family structures geared toward the student housing market. To the east of Killam Avenue, the residential pattern is decidedly single family in nature with a number of housing units dating to the turn of the century. This area has seen an increasing level of student residents, but rezoning in 1987 and 1990 have tended to keep densities at levels that would maintain the single family character. Because

of the age of a majority of the housing units and growing student population, code enforcement has been a growing issue in the neighborhood.

The industrial portions of the study area were originally oriented around a rail spur line that has been abandoned. The industrial uses range from warehouses, lumber yards, and equipment storage lots to auto repair shops and other commercial activities. Inexpensive space and light industrial zoning have encouraged the area's continued uses as a light industrial/heavy commercial area, and have enabled fledgling businesses to begin operations. However, some physical disadvantages such as circulation limitations and poor physical appearance have hindered further industrial development. Commercial activities in the study area along Hampton Boulevard and Colley Avenue are limited to small scale retail and service activities serving both surrounding and nearby neighborhood and university populations. Adjacent to the commercial areas along Hampton Boulevard, Old Dominion University has located a number of activities and related uses which do not require a main campus location.

With such a wide range of land uses in a relatively compact area, the foremost planning issues facing the study area through the year 2000 will be providing the proper buffering of uses from one another, protecting stable residential areas from encroachment, and limiting adverse spillover impacts of one type of land use to another. These were the conclusions of the 1984 plan which have been reviewed so that a current set of objectives and strategies can be presented here.¹

¹The North Colley neighborhood is larger than but includes the Project Area. It is bounded by Hampton Boulevard on the west, the Lafayette River on the North, Colley Avenue and Knitting Mill Creek on the east and Thirty Eighth Street on the south.

Currently, the Project Area functions as unplanned and random de facto campus housing, with a supporting service and retail area intermixed with relatively lower-cost industrial uses. The needs of the University students have drawn retail businesses such as photocopying centers, fast food restaurants, bars and hair salons. These newer uses are superimposed on older light industrial businesses such as machine shops and storage tank manufacturers. The Project Area is a mixture of somewhat incompatible uses feeling the effect of the restless, transient, student population with few, if any, long term connections to the neighborhood. As a consequence, the competing uses have a deleterious effect on the Project Area which is becoming less and less desirable.

b) Physical Conditions of the Project Area

The Project Area contains an unorganized mixture of residential, University, light industrial and commercial uses. Each use has separate characteristics.

The residential uses in the Project Area fall into two categories: buildings which were built 40-60 years ago as single family dwellings (many of which have been divided into multiple units) and multi-family structures built in the past three decades in response to the increasing enrollment of the University. The single family dwellings are suffering from age and poor maintenance. As a whole they are in a deteriorated condition. The multi-family units are marginal, lacking landscaping, proper trash control and adequate

parking. They were built as economically as possible to capture the expanding, transient population of students. They demonstrate no concern for their effect on the surrounding area.

Interspersed with the residential uses are commercial and light industrial enterprises. They include a boiler cleaning yard, auto repair facility, a logging or firewood operation, boarded up cinder block structures, and a wrecking and salvage operation. They are deleterious uses housing marginal operations lacking positive environmental or aesthetic features. Within this mixture the University has put to use several deteriorated structures on a somewhat temporary basis.

In August of 1995, the staff of Norfolk Redevelopment and Housing Authority conducted an exterior survey in the Project Area to determine the condition of individual properties. The exterior of every structure was visually inspected and classified, based on staff observations. The following categories were used:

Good - structure is well-maintained, minimal exterior deterioration.

Fair - structure in need of repair beyond normal maintenance.

Poor - structure has experienced extensive exterior deterioration and the economic feasibility of rehabilitation is unlikely.

Of the 181 structures (residential, commercial, institutional and industrial) surveyed in the site area, only 64 structures, or 35.4% of the buildings, were identified as in apparent good condition. The survey revealed that 81, or 44.6%, of the structures were in only fair condition and 20% or 36 structures are in such poor condition that rehabilitation appears infeasible. Deficiencies vary from structure to structure. Typical problems include: deteriorated roofing materials, flashing which has rusted through, trim and cornice boards which have rotted out, siding which is in need of repair or replacement, gutters and downspouts which have rusted through or come loose from the structure, and painted surfaces with loose, cracked, or peeling paint, broken windows, cracked cinder blocks, bent or broken chain link fences and excessive trash and debris. Many of the commercial properties are nondescript, giving every appearance of having been abandoned. The area as a whole has tipped to obsolescence.

Based on past experience in other project areas, more comprehensive interior inspections by Authority staff will result in downgrading of individual residential properties and under utilized commercial or industrial structures. That is, the properties initially identified as in good condition may have significant interior deficiencies which require a "fair" rating, while other properties, identified as in fair condition, may be found to be in poor condition after an interior inspection is performed.

There are approximately 500 housing units in the Project Area. Approximately 25% - 30% of the structures were built prior to 1946. Houses in this age category (more than 50 years old) require extensive maintenance as well as major repairs or renovations to mechanical, electrical, and plumbing systems. It is obvious that this maintenance has not been provided.

c) Neighborhood Conditions

A wide variety of incompatible conditions exist in the Project Area which are contributing to its decline. Single-family residences, apartment buildings, educational, commercial and manufacturing buildings are all present in the area, but not in any prearranged or orderly pattern. This lack of direction tends to impair the quality of each of the separate uses.

The land around the majority of the commercial buildings has little or no landscaping. There are dumpsters overflowing with refuse, trash scattered on the ground, lots littered with junked auto parts, large areas of rusted metal beams, wood, barrels, bottles, junked auto parts, tires, container boxes and general debris. Large, discarded underground storage tanks are stored above ground on lots adjacent to residential structures. The streets are narrow, need repaving and in some places the curbs are missing altogether. The expanding student body has increased the use of on-street parking in the vicinity of the student apartment

complexes. The commercial buildings, with their lack of amenities and increasing disrepair, cause environmental degradation. The quality of life for people living in single family residential structures has deteriorated. This decline is very apparent when the Project Area is compared to other neighborhoods in the general vicinity which are flourishing. The busy streets do not afford a safe and decent haven for pedestrians and cyclists. As a result of this conflict in land uses, a "quality of life tension" exists due to the lack of cohesion and sense of place. This tension has been noted by those who visit or traverse the area.

Prior to development of its current Master Plan, the expanding University has had a deleterious effect on the Project Area. The population pressures created by an expanding student body resulted in the construction of apartment complexes for Old Dominion University students which are marginal at best, and are located close to Old Dominion University institutional buildings such as the Technology Building, Administrative complex and research facilities. These expansionist forces in the Project Area need to be served in a cohesive and constructive manner.

d) Environmental Conditions

The public infrastructure in the Project Area needs considerable improvement. There is a need to repave or repair several streets and to provide for better parking areas along streets. Sidewalks

and curbs throughout the Project Area are in need of repair.

In February 1995, American Testing and Engineering Corporation, ATEC Associates, Inc., performed an Environmental Site Assessment of the Project Area. This survey included visual observations of surrounding properties, a limited visual screening for asbestos containing materials, reviews of historical ownership and land use, and a review of database listings. The assessment revealed approximately 65 current or former facilities located in the Project Area, or in close proximity, which appear to represent some environmental risk. Types of facilities assessed were gas stations, dry cleaners, auto repair shops, lumber yards, contractor yards, a chemical manufacturer, an oil distribution company, and trucking companies. ATEC also noted that the possibility existed that heating oil underground storage tanks, which in general are unregistered with the state, may exist at many of the private residences throughout the Project Area. In addition, unregistered underground storage tanks may exist at some of the facilities in the Project Area, particularly auto repair shops and facilities which refuel company vehicles.

All available information indicates that without implementation of a redevelopment program there will be no change in the conflicting, mixed land use patterns in the Project Area, and that the area will continue to be dominated by transient student housing, overwhelmingly rental. There will be increased vehicular

circulation, congested streets, and worsening infrastructure. The percentage of the owner occupied dwelling units will continue to decrease and the percentage of one person and non-family household rental units will increase. The quality of residential areas will decline. The commercial and light industrial sites, with the exception of Hampton Boulevard frontages, will continue to decline as an increasing amount of commercial and manufacturing structures continue to be vacated. This decline will add to the environmental conditions that will require remediation.

Without a drastic elimination of blighting factors and the elimination of the deleterious mix of residential and industrial uses, the present adverse impact on the general welfare will continue and grow.

e) Socioeconomic Changes

The continued mixed-use of the Project Area in conjunction with the conversion of single-family structures to rental units has affected adversely its social and economic structure.

(1) Population changes: The use of the Project Area for student housing has affected the neighborhood's demographic characteristics. The residents are younger and more transient. In the decade of the 1980's the total population of Census Tract 26 increased from 2,967 to 3,241. Of these, there

were 2,070 persons in the 18-24 age group, or 66% of the total Census Tract 26 population. This ratio is three (3) times higher than the City average of 22% for that age group. Meanwhile, all other age groups decreased significantly. The percentage drops, by ages other than the 18-24 age group, were 0-5 (-12.3%), 5-19 (-87.3%), 55-64 (-21.8%), and 65+ (-27.3%). Thus the presence of older, more established residents declined significantly.

In March 1995 Old Dominion University provided the Virginia State Council on Higher Education with enrollment projections from 1992-2006. The University projected that the on-campus enrollment would continue to increase from 14,504, in 1992, to 15,061 students in 2006. Thus, the present demographic changes are expected to continue.

(2) Increase in Poverty: The median household income in Census Tract 26 lags behind that of the City as a whole. According to the 1990 Census, the median household income in Census Tract 26 was \$12,160 or approximately 52% of the Citywide median household income of \$23,563. In addition, in 1989, 55% of the persons for whom poverty status is determined in Census Tract 26 had incomes below the poverty level. This was nearly three (3) times the City rate of 19%. This low income results in a lack of maintenance or improvements to the housing units and accelerates their deterioration.

(3) Household characteristics: During the decade of the 80's, household statistics confirm that Census Tract 26 continued to emerge as a predominant student neighborhood. In 1980, 64% of the households in Census Tract 26 contained one person and non-family households as compared to 31% for the City of Norfolk. By 1990, this ratio had increased from 64% to 75%. During the same period of time the City of Norfolk's rate increased only by 5%, from 31% to 36%. Within the Project Area, 76% of the households in 1990 were one person and non-family households.

This shift to a non-family population without proper planning has a negative impact on the neighborhood because: 1) Students are short term residents who attend Old Dominion University for a relatively short period of time. They are transient, with no permanent relationship with the neighborhood nor any pride in the long term condition of the interior or exterior of their rental unit; 2) Students frequently share living quarters with other students to save money, thereby increasing the density of the area; 3) Students rarely have the funds or inclination to maintain or improve their housing; and 4) The increased traffic caused by student vehicles threatens the safety of children and the elderly.

(4) Housing Values: Census Tract 26 continues to experience a decrease in the number of owner occupied units, and the change to rental units often lowers housing values. The percentage has decreased from 46% in 1960 to 18% in 1990. This is

in rough contrast to the City as a whole which has held relatively stable with 44% of occupied housing units being owner occupied in 1990.

The average housing value in the Project Area in 1990 was only \$56,979, or about 73% of the Citywide average of \$78,304. This lower value is a result of several factors. (1) Building structures are smaller and are situated on smaller lots than is usually the case in residential areas, presumably to accommodate transient student housing demands. (2) Because of the undisciplined mix of residential, commercial and industrial uses, properties are built at minimum cost and have not been adequately maintained and landscaped, thereby creating an appearance of dilapidation throughout the Project Area. (3) There is a relatively high crime rate in the neighborhood. (4) There is some traffic and parking congestion on the poorly maintained, narrow streets.

(5) Evidence of Crime: The Project Area is part of Planning District 54 (North Colley) and the contiguous Planning District 55 (Lamberts Point) (refer to Exhibit No. 4, Planning District Map).

In 1994, police reported 149 felonies in Planning District 54 which consisted of 49 burglaries, 2 murders, 1 rape, 21 robberies, 6 aggravated assaults, 29 car thefts, and 43 larcenies. This equates to a rate of 115 violent crimes per 1,000 persons, more than double

the citywide average of 54 crimes per 1,000. In Planning District 55, police reported 321 felonies during 1994, which consisted of 4 rapes, 44 robberies, 96 burglaries, 24 aggravated assaults, 42 car thefts, and 111 larcenies. This equates to 58 violent crimes per 1,000 persons.

The high incidence of crime is influenced by the physical condition of the area, the transient nature of the population, through traffic at all hours, an incompatible mix of residential, commercial, and industrial structures, and the deteriorated appearance of the Project Area.

f) Land Use Issues

(1) Non conforming and incompatible land uses: A comparison of existing uses with those permitted under the current Zoning Map published in 1993 by the Department of City Planning and Codes Administration and the Zoning Ordinance adopted by Norfolk City Council on March 3, 1992, revealed numerous non-conforming land uses. In the high density, multiple family district (R-14) there are interspersed several single-family and two-family structures. In addition, several single-family structures and two-family structures are located in the limited industrial district (I-1). This unplanned mixture hurts both the residential and the

commercial. Better residential uses will not locate near the commercial, and better commercial uses don't want to come into such a mixed neighborhood.

Furthermore, any change resulting from the improved 1992 zoning will take years to accomplish. Under the current Zoning Ordinance, commercial, residential, and industrial buildings which were built prior to 1992 are "grandfathered" and can maintain their current, non-conforming use, as long as one of the following situations does not occur: 1) vacancy - any building vacant for more than two (2) years will no longer be "grandfathered" and will be subject to the 1992 zoning ordinance, 2) dilapidated - any deteriorated structure that requires improvements that are 50% or greater of the current assessed value will no longer be "grandfathered" and will be subject to the 1992 zoning ordinance, 3) modification - non-conforming land use structures can make minimal repairs only and cannot make modifications to building structures which will increase its non-conforming use pattern.

(2) Parking, trash and landscaping: Many of the properties in the Project Area are not in compliance with current municipal standards for off-street parking, trash containers, landscaping, etc... Inadequate parking was observed in practically all residential areas, whether it was zoned for high density multiple family uses, or for single or two-family residential uses. Numerous apartment complexes did not shield their trash containers

with walls or fences resulting in an unattractive scattering of trash. In addition, most of these apartment complexes have little or no landscaping around the buildings or in their parking areas. Some residential structures do not conform to the 25-foot setback requirement. Commercial and manufacturing entities in the Project Area also lacked landscaping and parking, and nearly all outside storage areas lacked proper screening or buffers for their trash disposal areas. In several instances, there was illegal, off street parking or storing of commercial trailers, semi-trucks, or other commercial vehicles in residential areas.

(3) Old Dominion Master Plan: Old Dominion University has adopted a Master Plan for its orderly expansion. While the greater part of the University will be on the west side of Hampton Boulevard, a very substantial expansion is planned east of Hampton Boulevard on land which includes the Project Area. In accordance with this Master Plan, the University proposes to build a new convocation center and two substantial public parking structures in the Project Area. The University also plans the development of land abutting Hampton Boulevard between 38th Street and 47th Street for beautification or open spaces as a part of its campus. To the east, between the convocation center and parking structures on the one hand and Killam Avenue on the other, the University plans for a realignment of streets, the establishment of off-street parking and the creation of University housing and office/laboratory/classroom space. This plan will afford a healthy

and effective way of accommodating the expected expansion in student enrollment and is consistent with the City's long term objectives.

The acquisition of land for the convocation center, parking structures, new city street and beautification will leave the remaining property in the blocks lying between 38th and 47th streets in a condition which will be difficult to develop unless the individual parcels are combined. There will be truncated parcels of diverse ownership which are not susceptible to wholesome individual development. By clearing and redeveloping the Project Area under a more unified land use pattern, there will be an opportunity to provide a wholesome land use mix compatible with the expanded University and the contiguous neighborhoods.

3. Reasons for Selection of the Project Area

a) Growth of Old Dominion University

Old Dominion University is a major asset to the City of Norfolk and surrounding region. In addition to its obvious role in increasing educational opportunities, it is a vital force in our culture and is a large source of employment. The adoption of this Plan affords an opportunity to promote the general welfare of the City of Norfolk by eliminating blight and assisting in the orderly expansion of Old Dominion University.

This Plan describes the way that the North Colley Area, (Census tract's 24 and 25, including the Project Area) has deteriorated over time as a result of the antagonistic mixture of land uses, the lack of maintenance of the structures in the area and the pressure of an increased and largely transient population. Zoning changes in 1992 provided a measure of protection for the future, but rezoning cannot eliminate existing blight. During the early part of this decade, the University revised its Master Plan, so as to accommodate the programmatic growth of the University, provide a convocation center and supporting parking and house its student body in a way that was compatible with the surrounding residential neighborhoods. The adoption of this Redevelopment Plan will further the public goals adopted by the University in its Master Plan.

The 1996 Campus Master Plan recommends a flexible mix of land uses which will create a collegial quality for the entire campus. For the proposed Project Area, located east of Hampton Boulevard, the Master Plan proposes a 10,000 seat convocation center with accompanying parking structures and a planned development of new housing which will accommodate the anticipated increase in student enrollment through the year 2006 and beyond in an attractive, safe and well maintained residential environment.

b) Proposed Public Improvements

The Old Dominion University Campus Master Plan illustrates a series of public facilities and public improvements, which are consistent with the City's long range goals, including:

- development of a 10,000 seat convocation center and supporting parking structures.
- development of a series of open spaces around which future buildings can be located.
- development of a new pedestrian circulation system linking all areas of the campus together.
- development of new streets and the rebuilding of existing streets to serve the circulation needs of the campus and adjoining businesses and residential communities.

The Campus Master Plan integrates each of these elements on both sides of Hampton Boulevard into a unified whole intended to create a sense of community which fosters a collegial environment.

c) Opportunity for Betterment

The Project Area currently contains several important facilities used for educational purposes by Old Dominion University. Implementation of the Master Plan will utilize these facilities and provide for major community improvements to ensure a healthy, viable reuse of these existing properties.

The implementation of this Redevelopment Project and the University's Master Plan as it affects the Project Area will require an intensive and collaborative effort by and between the Authority, Old Dominion University, and the City's Departments of Planning, Development, Public Works and Utilities. Accordingly, appropriate City departments and agencies, University officials and the Authority staff will be fully involved in the implementation of this plan.

4. Relationship to Definite Local Objectives

Major institutions like Old Dominion University are important supplements to Norfolk's cultural life, are generators of skilled labor, and constitute a significant employment center. The long range plans of the City of Norfolk stress the importance to the general welfare of a healthy growth of its universities. This Redevelopment Plan will nourish that growth and contribute to the general welfare of the City.

The land uses proposed by the University's expansion program are consistent with the General Plan's vision. This vision contemplates that Norfolk will be the educational center for the Mid-Atlantic region by 2000, and that the City will continue to foster and promote the scientific and technological community, particularly the oceanographic program at Old Dominion University and the National Oceanographic and Atmospheric Administration.

More specifically, in recognition of the fact that it will encourage the development or redevelopment of land for a desirable economic activity, enhance the City's tax base, and foster increased and desirable research and development activities, the plan for expansion of Old Dominion University has been designated as a strategic economic development initiative within the City of Norfolk's General Plan approved January 28, 1992.

B. Project Proposals

1. Project Rationale

The Redevelopment Plan has been prepared to satisfy numerous public objectives and institutional needs for Old Dominion University and to assist the University to remain current with changing priorities and objectives. The Plan proposes a flexible mix of land uses and linked open spaces.

The flexible mix of land uses will create a collegial quality for the entire campus by creating a viable, traditional college town-center destination for students and University staff and faculty. The land uses proposed include developing a 10,000 seat arena with accompanying parking facilities, developing research space for faculty and students and unifying program facilities now separated by Hampton Boulevard. The development of new housing will accommodate the anticipated increased student enrollment through the year 2006 and beyond. Introduction of linked open spaces is intended to facilitate passive recreation and encourage pedestrian use of the campus. A secondary purpose of green open spaces will be to gather and filter stormwater runoff.

The demand for the development of University related research, office, and laboratory space within the Hampton Boulevard Redevelopment Project has been documented in the 1995 report,

Market Support, prepared by Hammer, Siler, George and Associates, economic development consultants. This analysis was commissioned by the University. Old Dominion University ranked high based upon "desirability factors" established by Hammer, Siler, George and Associates. These factors include competitive building and land costs; proximity to research activity; image and prestige of the related facilities support services; marketing program, and access to Norfolk Airport.

The total demand for research and development space at Old Dominion University is projected at 271,000 square feet. More than one-half of the space will be occupied by University uses; the other half will be occupied by research and development firms attracted to the University because of linkages to the faculty and the nucleus of research being conducted at the University.

Old Dominion University's student enrollment is projected to increase up to 15,061 in 2006. This increase demonstrates that there will be a need for additional housing units in the Project Area. These units will replace existing housing units and accommodate the on-campus student population increases.

2. Plan Objectives

The objectives of the Redevelopment Plan for the Project Area are as follows:

- a) The elimination of adverse physical, social, and economic deterioration in the Project Area by the acquisition of properties and the correction of environmental and functional causes thereof.
- b) A transition of the area from a mix of residential, commercial and industrial to a more public/private unifying mix to maximize land use efficiency and eliminate incompatible and competing uses.
- c) The efficient redevelopment of land cleared through proposed project activities which are compatible with and support the planned expansion of Old Dominion University. These activities are intended to assist, support, and sustain Old Dominion University's need to expand and grow to become the educational center for the Mid-Atlantic region.
- d) The provision of land for University buildings and uses, open spaces, housing, off-street parking, parking structures, and modernized public utilities

to foster commercial, residential, and institutional development.

- e) The provision of employment opportunities for City residents through the construction and operation of commercial, residential, and institutional development in the Project Area.
- f) The provision of relocation assistance to established industries within the Project Area to enable them to continue to provide opportunities for employment and contribute to the City's economy and economic development.
- g) The making available of acquired land to public and private investors for sound and wholesome development consistent with the University's Master Plan.

3. Types of Actions Proposed

- a) The Authority will acquire all of the property within the Project Area as indicated on the Boundary and Land Acquisition Map, Exhibit No. 1, except for those properties designated not to be acquired. The Authority plans to acquire property in stages as indicated on the Project Phasing Map, Exhibit No. 8.
- b) The buildings or improvements existing on acquired land will be demolished and the cleared land will be made available for redevelopment by public or private enterprise in a manner which is compatible with the goals and objectives of this Plan.
- c) Following the clearance activities, improved public facilities will be provided, including underground utilities, new and improved streets, curbs and gutters, and other site improvements.

4. Property Acquisition

- a) In conducting its real estate acquisition and its family, business and institutional relocation activities, the Authority will comply with applicable provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Acts of the Commonwealth (Sec. 25-235 et seq. of Code of Virginia 1950).
- b) As previously indicated in Section B3a. above, the Authority proposes to acquire nearly all of the improved and unimproved property within the project boundaries.
- c) In the acquisition of real property in this project, the Authority will:
 - (1) Make a diligent effort to acquire property by negotiating the purchase at an approved acquisition price before instituting eminent domain proceedings against the property.
 - (2) Not require an owner to surrender the right to possession of his property until the Authority pays, or causes to be paid, to the owner or to

the registry of the court in condemnation cases, the approved acquisition price, or the compensation awarded by Commissioners in eminent domain proceedings.

- (3) Not require any person lawfully occupying property to surrender possession without at least 90 days written notice from the Authority of the date on which possession will be required.

5. Relocation Provisions

- a) The Authority will administer the relocation program for all persons, families, business concerns and nonprofit organizations affected by the acquisition of property under this Plan. There are approximately 60 non-residential concerns (businesses or institutional uses), eight (8) vacant lots, twenty-one vacant buildings, 400 rental housing units, and 25 owner-occupied homes located in the Project Area.

- b) The Authority will make every effort to maintain good communications with affected non-residential displacees, advising them of the availability of suitable replacement sites and referring them to the Norfolk Chamber of Commerce, the City of Norfolk Department of Development, the Downtown Norfolk Association and to appropriate commercial real estate agents who specialize in marketing sites suited to their individual needs. Provisions will be made, where practicable, to assist certain non-residential displacees to relocate in new facilities within project boundaries. The Authority will provide advice and assistance to commercial displacees in obtaining financial and

other assistance available through federal, state and local public programs and private lending institutions and mortgage finance companies to alleviate relocation problems and to assist displacees to become established in suitable replacement facilities.

- c) The Authority will make every effort to maintain good communications with all displaced persons and families, advising them of the availability of housing accommodations and insuring that all references are made to decent, safe and sanitary dwelling units. Housing referrals will be made only after Authority staff have inspected the premises and the dwelling units have been determined to be safe, decent, sanitary and adequate in size to meet the needs of the individuals and families affected. Suitability will be determined by compliance with City Building, Fire and Minimum Housing Codes and Occupancy Standards, as well as accessibility to community services, facilities and places of employment. It has been determined that adequate replacement housing for families and individuals displaced by acquisition and demolition of project dwellings are and will be available through the normal rate of

turnover in suitable housing currently existing or under construction within the City of Norfolk. Assistance will be given to families and individuals in relocating to suitable housing within their respective financial capabilities and geographical preference as far as possible. Counseling services will be provided to aid in that effort, including assistance in securing financing for home ownership as appropriate.

- d) It is not contemplated that temporary relocation will be needed except on an emergency basis, and where this is required, the facilities will be equally desirable in character as those vacated by the site occupant and will be in a decent, safe and sanitary condition.
- e) The Authority will not undertake premature or ill-considered action to evict site occupants from the project after acquisition, and in any case eviction will be pursued only as a last resort. Occupants will be forcibly evicted only in the case of their failure to pay rent, maintenance of a nuisance or use of the premises for illegal purposes, a material breach of the rental agreement, refusal to accept adequate accommodations offered for

permanent relocation, failure of the occupant to move within a reasonable length of time after receipt of written notice, or if an eviction is required by state law or local ordinance. The requirements of special situations will be recognized and served to the greatest extent possible.

- f) The Authority will inform all site occupants of all relocation payments and other forms of assistance available under applicable laws and the conditions of eligibility which must be met before they can receive such payments and assistance. The Authority will maintain close contact with all affected occupants and will make every effort to alleviate relocation problems to the greatest feasible extent.

6. Public Improvements

The Authority will make every effort to execute identified public improvements during the lifespan of the project. Examples of improvements contemplated include the creation of public areas, the widening of 38th, 41st, 43rd, 45th and 47th streets, and the creation of a new interior street. To that end, the Authority will endeavor to obtain the necessary funds from all available funding sources. Funding constraints will limit the scope and/or timing of these improvements. The Authority will continue to monitor the Project Area to identify and address public improvement deficiencies during the life of the Redevelopment Project.

7. Design Review

A design review process is necessary to establish and maintain property values, ensure the aesthetic and functional coordination essential to carrying out the objectives of the Plan, and assure continuous maintenance of the Project. Therefore, those who purchase property from NRHA shall be required, as a condition precedent to their acquisition of project land, to agree to the review and approval of the detailed plans, final working drawings and specifications of all proposed improvements by the Authority, Old Dominion University, the Norfolk Design Review Committee and finally by the City Planning Commission. Reviews and approvals will be specifically concerned with, but not limited to, site planning, architectural layout, materials of construction, landscaping, access, advertising and identification signs. The aforementioned approvals of plans and identification shall not relieve developers of their obligation to comply with all applicable codes, ordinances or regulations issued by appropriate authority. Old Dominion University is exempt from design review requirements for improvements for University purposes.

8. Programmatic Implementation/Coordination

It is recognized that the resolution of the problems facing the Project Area will require an intensive effort on the part of the Authority and its program capabilities as well as a partnership and collaboration with Old Dominion University and the City's Departments of Planning, Development, Community Improvement, Public Works, Utilities and others. It is intended that the appropriate City departments and agencies and University officials will be fully involved in the direction and coordination of programs implemented in the redevelopment of the Project Area.

C. Proposed Land Uses and Building Requirements in the Project Area

1. Zoning Proposals

Existing zoning within the project boundaries includes the following: R-14 and R-15 (High Density Multiple Family), C-2 (Corridor Commercial), I-1 (Limited Industrial), I-2 (Light Industrial) and IN-2 (Institutional Campus). Proposed land reuses will necessitate requests for eventual changes in zoning to accommodate the residential, commercial, and institutional uses included on the Land Use Map attached as Exhibit No.7.

2. Land Use Plan

Exhibit No. 7 indicates the land uses proposed for Hampton Boulevard Redevelopment Project. The Hampton Boulevard Redevelopment Project will create a college town atmosphere comprised of public institutional uses, housing for those connected to the University, University research facilities, and supporting commercial facilities.

New housing will serve the University in the following ways: 1). The University housing office will provide referrals to the new housing for students who are looking for housing accommodations in the vicinity of the campus; 2). Design criteria for the new housing will conform to University guidelines; 3). The University will develop architectural, design, and layout themes for the housing; 4). All housing will contain direct computer linkages to the University; 5). Housing will be part of the University's security system; 6). Supplemental service programs will be sponsored by the University for residents to include furniture and appliance rental; 7). Shuttle service will be provided to students residing in housing and 8). Virginia Power may capitalize the utility system if Old Dominion University decides to use Virginia Power as sole source energy provider.

3. Land Use Provisions

- a) Commercial: Within this area, the following uses will be allowed:

(1) Public Uses

(a) Streets and Other Accessways. Land will be made available for such streets, lanes, alleys and pedestrian ways as are required by the detailed development plans for land to be developed in accordance with the provisions of this plan.

(b) Public Parking. Land will be made available for public parking in accordance with more detailed development plans for the area. Paved areas will be provided with permanent hard surfacing. Non-paved areas will be landscaped with appropriate ground cover, bushes and trees.

(2) Private Uses

(a) Commercial. Land will be made available for development by private enterprise for uses of the same general character as set forth in the Commercial categories of the Norfolk Zoning Ordinance as amended.

b) Institutional. Within this area, the following uses will be allowed:

(1) Public Uses

(a) Street and Other Accessways. Land will be made available for such streets, lanes, alleys and pedestrian ways as are required by the detailed development plans for land to be sold in accordance with provisions of this plan.

(b) Public Facilities. Land may be made available for public recreation and park areas designed for active and passive use and equipped with appropriate improvements such as park furniture, lighting, and landscaping. Land may also be made

available for public facilities of an educational, cultural, or service nature.

- (c) Public Parking. Land may be made available for public parking in accordance with more detailed development plans for the area. Paved areas shall be provided with permanent hard surfacing. Non-paved areas shall be landscaped with appropriate ground cover, bushes and trees.

(2) Private Uses

Land may be made available for development by private enterprise or nonprofit organizations for uses of the same general character as set forth in the commercial category of the Norfolk Zoning Ordinance as amended.

- c) Residential. Within this area the following uses will be allowed:

(1) Public Uses

- (a) Streets and Other Accessways. Land will be made available for such streets, lanes, alleys, and pedestrian ways as are required by the detailed development plans for land to be sold in accordance with the provisions of this plan.

- (b) Public Facilities. Land may be made available for public recreation and park areas designed for active and passive use. Land may also be made available for public facilities of an educational, cultural, or service nature.

(2) Private Uses.

Residential. Land will be made available for development by private enterprise in uses of the same general character as set forth in the residential categories of the Norfolk Zoning Ordinance as amended.

D. Other Provisions Necessary to Meet Federal, State, and Local Requirements

1. Changes in Approved Plan

Any proposed amendments to this Plan will be made available for review and discussion by the public at a scheduled public hearing. The adoption of any amendment will be done by the Commissioners of the Norfolk Redevelopment and Housing Authority and each amendment will be approved by the Council of the City of Norfolk.

2. Lifespan of Project Activities

It is the intent of the Authority to work closely with the City and Old Dominion University and to proceed diligently to achieve completion of project activities and to attain the objectives outlined in the Plan. One objective is to achieve completion of project activities by the end of the year 2010. The Authority will monitor project activities and continue to work with concerned citizens and appropriate agencies. Moreover, progress in the Project Area will be documented in periodic status reports prepared by NRHA staff.

3. Non-Discrimination Considerations

The Norfolk Redevelopment and Housing Authority enthusiastically pursues a policy of nondiscrimination with regard to race, color, creed, national origin, age, sex, disability/handicap or familial status in all aspects of its Redevelopment and Conservation Programs. This policy is in compliance with applicable provisions of all civil rights, fair housing, and equal opportunity laws and regulations.



OLD DOMINION UNIVERSITY

BLVD.

HAMPTON

AVE.

KILLAM

48th

ST.

47th

ST.

46th

ST.

45th

ST.

44th

ST.

43rd

ST.

42nd

ST.

41st

ST.

40th

ST.

39th

ST.

38th

ST.



TO BE ACQUIRED



NOT TO BE ACQUIRED

PLAN EXHIBIT NO. 1

Project Boundary - - - - -

HAMPTON BOULEVARD REDEVELOPMENT PROJECT

Boundary & Land Acquisition Map

NRHA
August

AUGUST 18 1997

An aerial photograph of a city block, showing a grid of streets and buildings. The image is high-contrast, with dark shadows and bright highlights. The streets are labeled with white text on black backgrounds. The buildings are mostly rectangular and arranged in a regular pattern. The overall appearance is that of a historical or archival photograph.

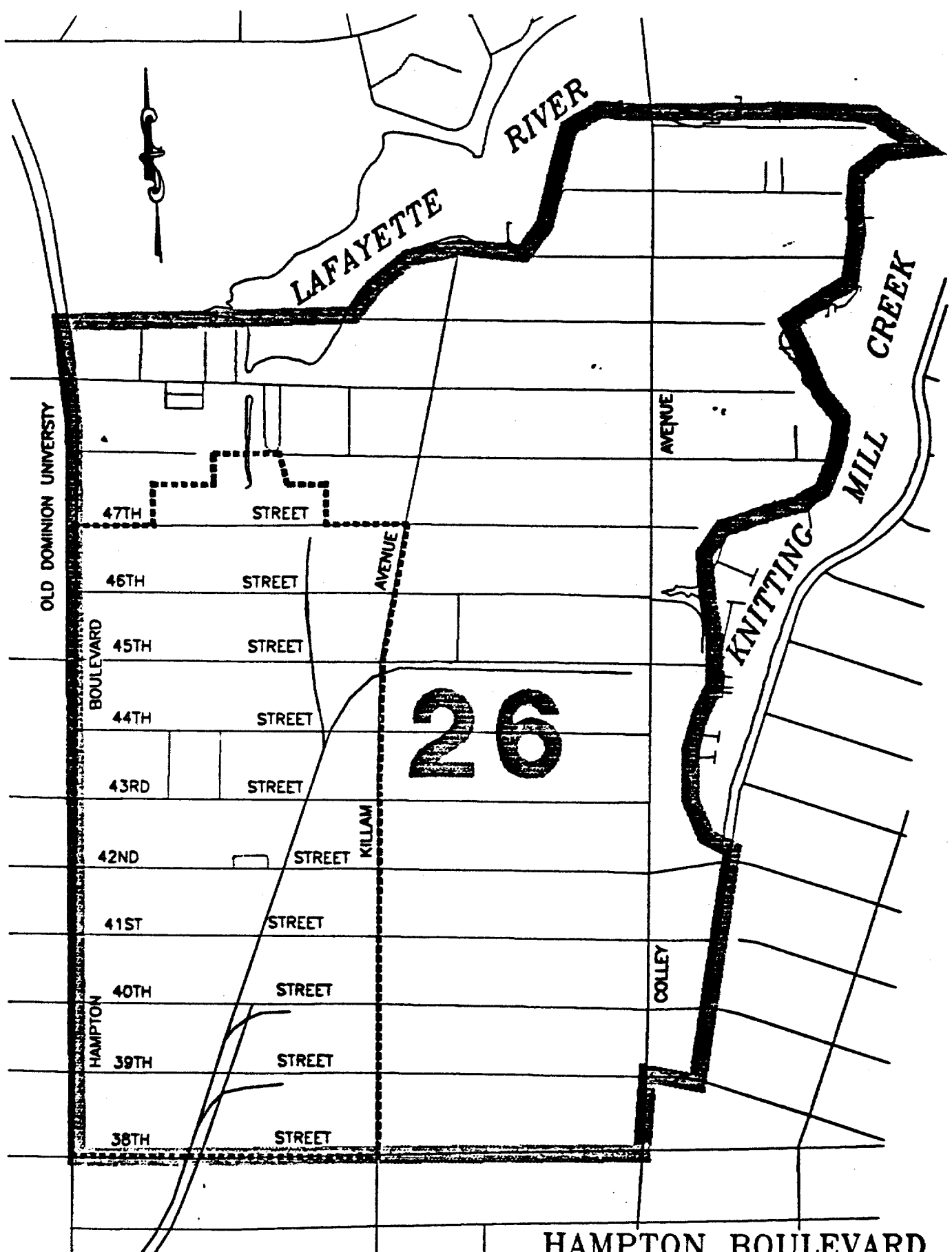
48TH STREET

HAMPTON BLVD.

KILLIAM AVE.

PLAN EXHIBIT NO. 2
AERIAL PHOTOGRAPH

38TH STREET



**HAMPTON BOULEVARD
REDEVELOPMENT PROJECT**
Census Tracts

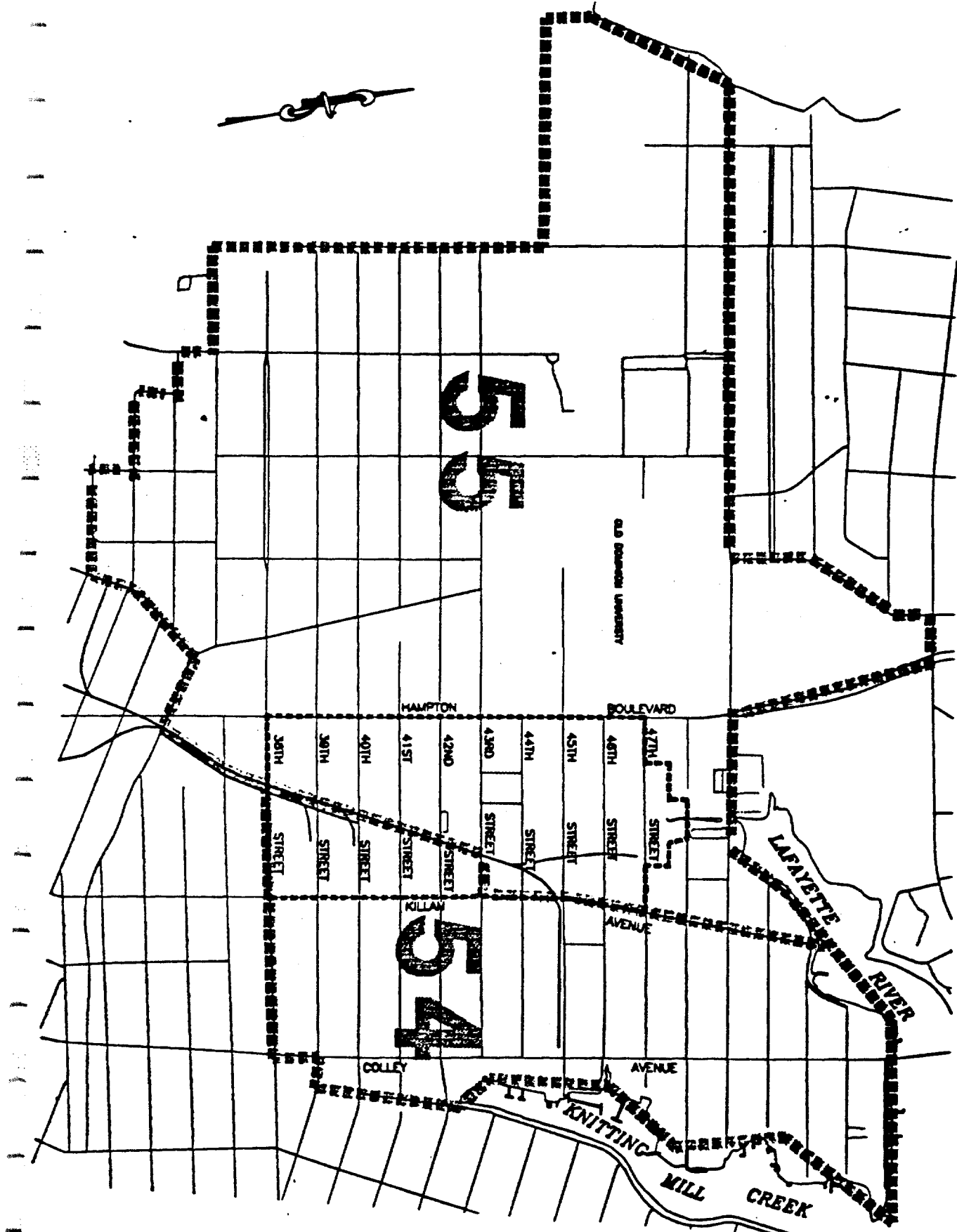
PLAN EXHIBIT NO.3

Project Boundary

NREHA

AUGUST 18 1987

CONTRACT



HAMPTON BOULEVARD REDEVELOPMENT PROJECT Planning Districts

PLAN EXHIBIT NO.4

Project Boundary

NRHA

AUGUST 18 1997

CNTRCTB

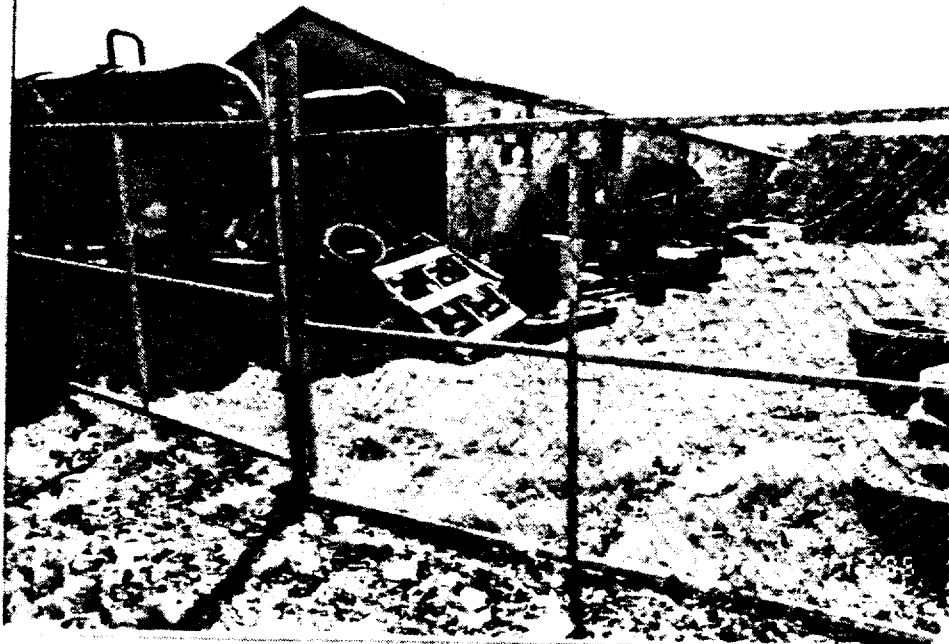
Plan Exhibit No. 5
Existing Conditions



ACROSS FROM 1086 WEST 44TH STREET



1016 WEST 42ND STREET



1014 WEST 41ST STREET

NORTH SIDE OF PARCEL



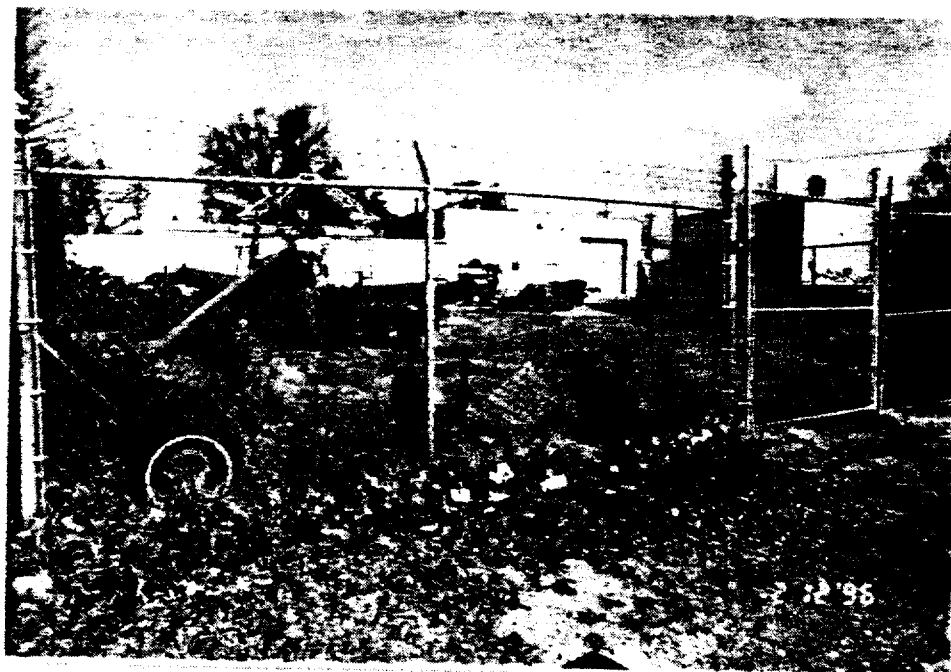
1070 WEST 45TH STREET



4101 KILLAM AVENUE



ACROSS FROM 1026 WEST 44TH STREET



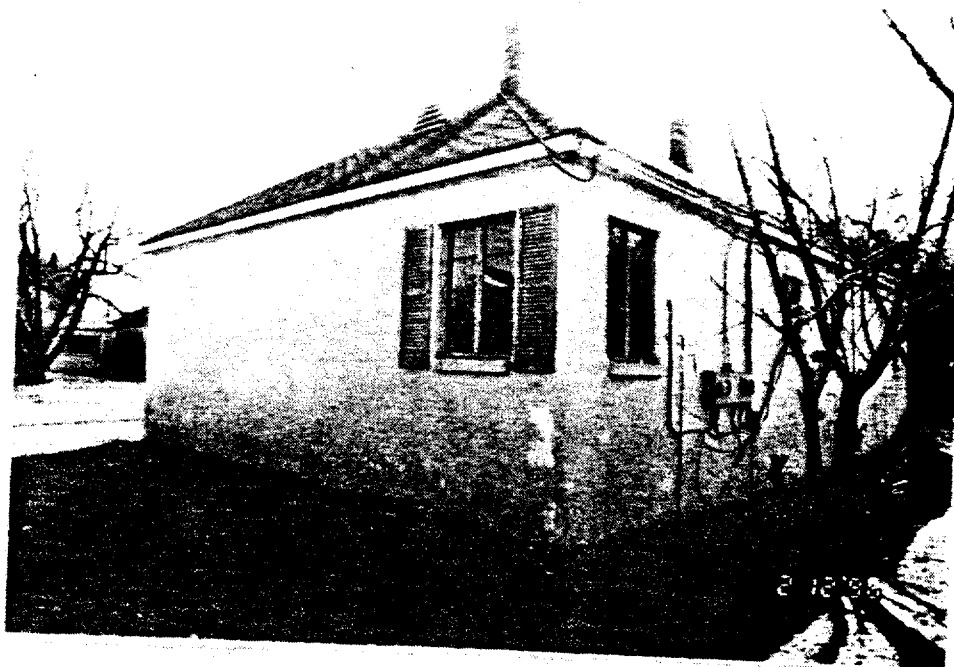
NEXT TO 1026 WEST 44TH STREET



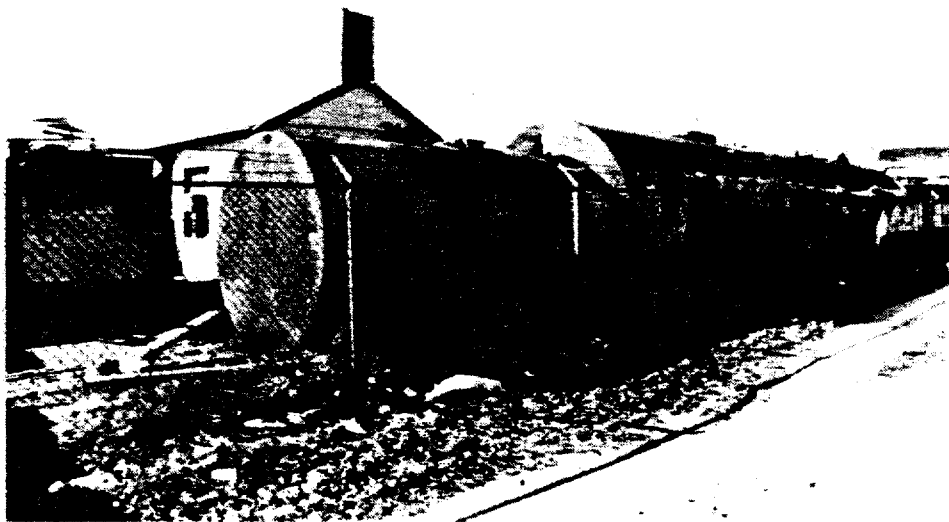
1025 WEST 43RD STREET



1009 WEST 46TH STREET



ACROSS FROM 1060 WEST 43RD STREET



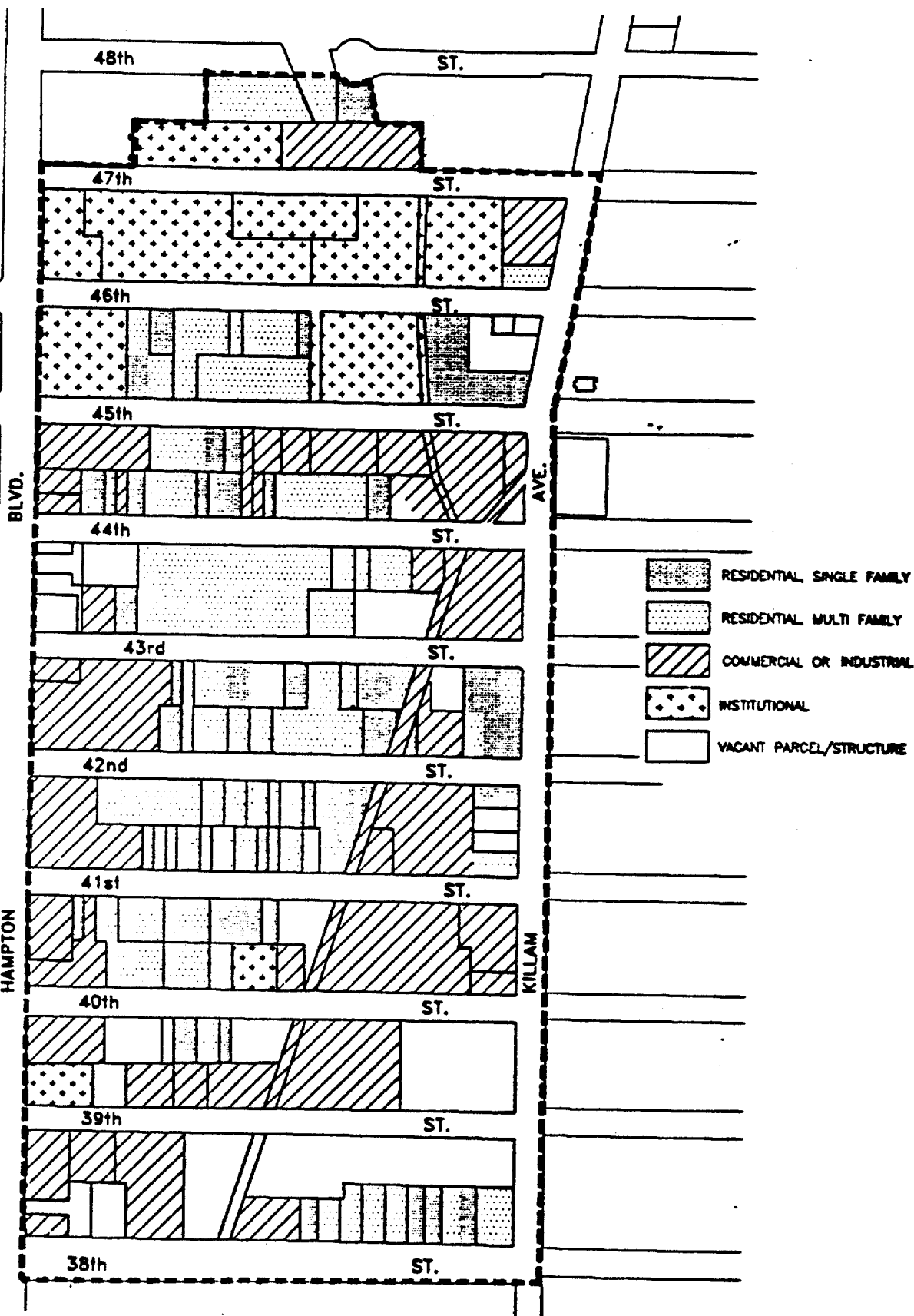
1014 WEST 41ST STREET

NORTH SIDE OF PARCEL



VIEW OF WEST 46TH STREET LOOKING TOWARD HAMPTON BOULEVARD

OLD DOMINION UNIVER



HAMPTON BOULEVARD REDEVELOPMENT PROJECT Existing Land Use Map

PLAN EXHIBIT NO. 6

Project Boundary - - - - -

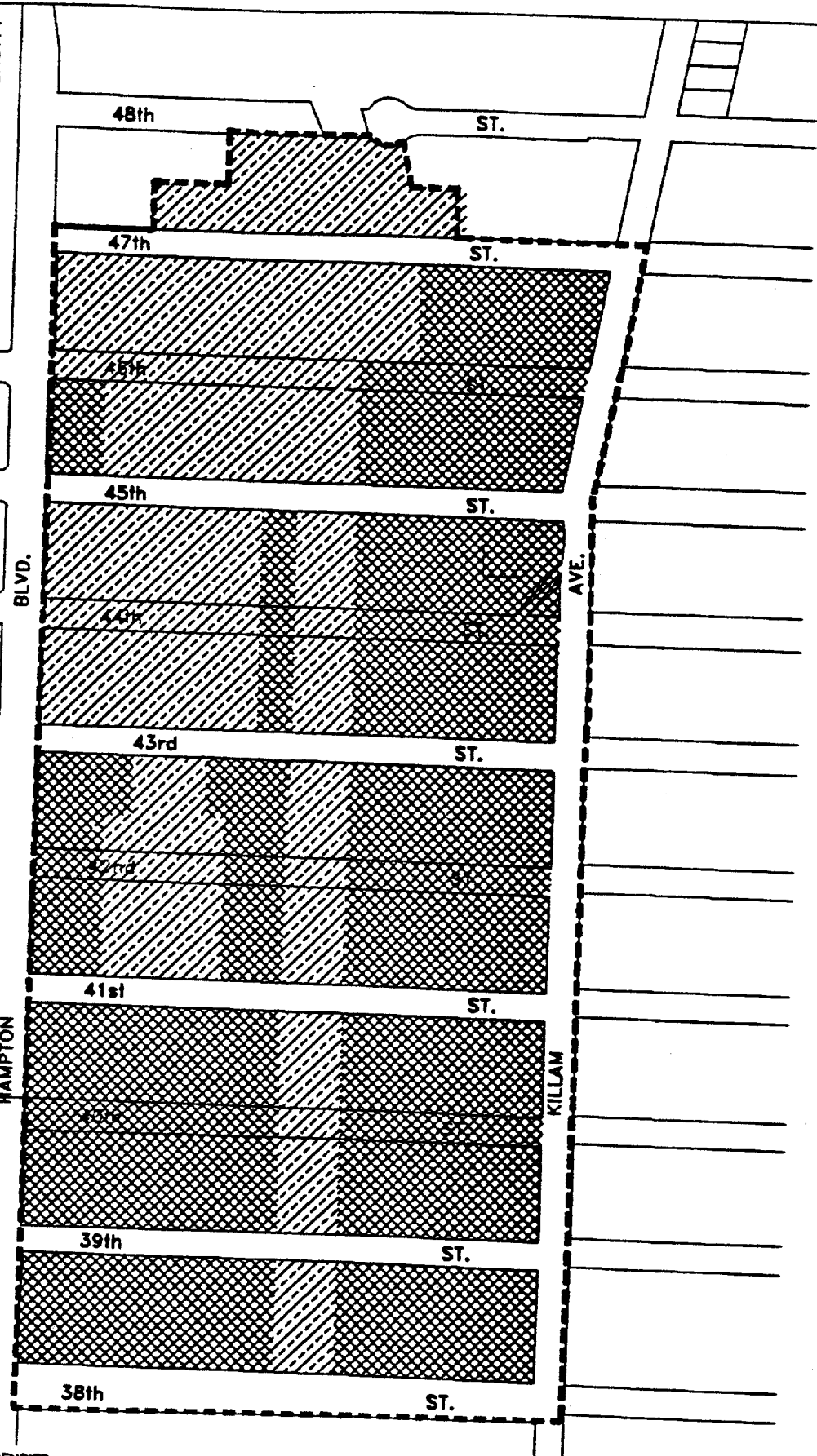
NRHA



AUGUST 19 1997

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OLD DOMINION UNIVERSITY



-  AVAILABLE TO PUBLIC AGENCIES
-  AVAILABLE TO PRIVATE ENTERPRISE

PLAN EXHIBIT NO. 7
Project Boundary - - - - -

HAMPTON BOULEVARD REDEVELOPMENT PROJECT

Proposed land Use

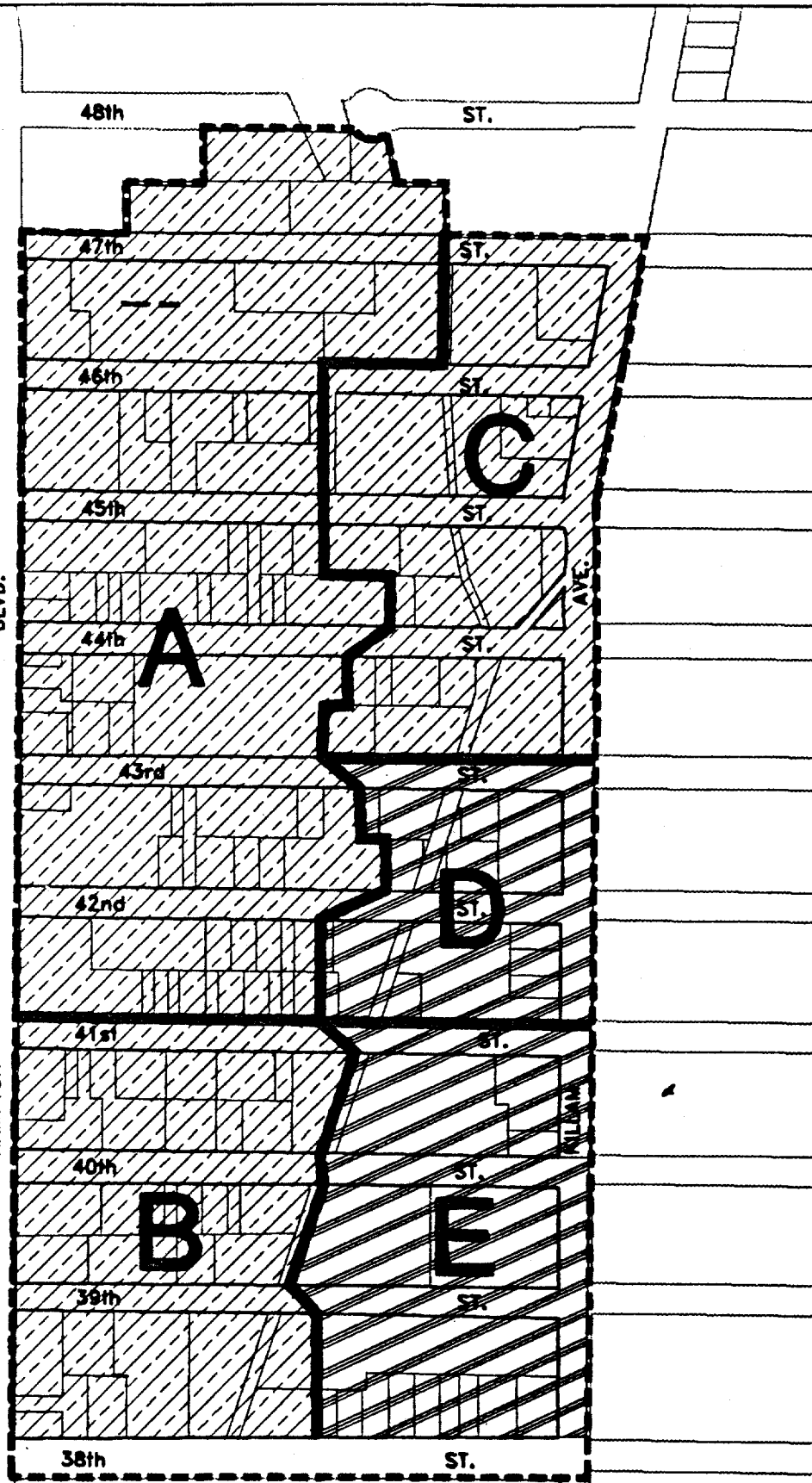




OLD DOMINION UNIVERSITY

BLVD.

HAMPTON



PHASE 1 1-5YRS



PHASE 2 6-10YRS

PLAN EXHIBIT NO.8

Project Boundary - - - - -

HAMPTON BOULEVARD REDEVELOPMENT PROJECT

Project Phasing Map

NRHA
NATIONAL REHABILITATION
AND HOUSING ADMINISTRATION

AUGUST 18 1987

Commissioners' Resolution

Commissioners' Meeting Date: January 12, 1998

Title:

**RESOLUTION ADOPTING THE REDEVELOPMENT
PLAN FOR THE HAMPTON BOULEVARD
PROJECT, AND APPROVING CONDITIONS UNDER
WHICH RELOCATION PAYMENTS WILL BE MADE****Resolution:**

WHEREAS, this Authority has investigated the physical, environmental and social conditions existing in an area situated in the City of Norfolk, bounded generally by Hampton Boulevard on the west, 48th Street on the north, Killam Avenue on the east and 38th Street on the south (the Project Area), as well as the effect of said conditions upon the health, safety, morals, welfare and economic well-being of the community as a whole; and

WHEREAS, this Authority has determined that the Project Area is blighted and deteriorated and eligible for redevelopment pursuant to Section 36-48 et seq of the 1950 Code of Virginia as amended; and

WHEREAS, this Authority has prepared a plan for the redevelopment of the Project Area known as the "Redevelopment Plan for the Hampton Boulevard Redevelopment Project" (the Plan) dated January 12, 1998, consisting of 50 pages and 7 exhibits, which Plan has been duly exhibited at this meeting; and

WHEREAS, it is recognized that Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color, creed, sex, age or national origin under any program or activity receiving Federal financial assistance and that Executive Order 11063 prohibits discrimination on the basis of race, color, creed, sex or national origin in the sale, lease or other disposition of residential property (including land intended for residential use) or in the use or occupancy thereof; and

WHEREAS, the Plan was the subject of a Public Hearing held jointly by the Commissioners of this Authority and the Council of the City of Norfolk on November 25, 1997; and

WHEREAS, the Plan contains Relocation Provisions to address the relocation requirements of persons or businesses affected by the acquisition of property within the Project Area; and

WHEREAS, the Plan was reviewed and considered in light of the foregoing;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS OF NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY:

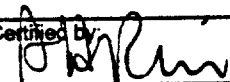
Commissioners' Action:

Moved by:

Seconded by:

☒ Approved
☐ Disapproved

Certified by:



"Over For Instructions"

Title:

RESOLUTION ADOPTING THE REDEVELOPMENT
PLAN FOR THE HAMPTON BOULEVARD
PROJECT, AND APPROVING CONDITIONS UNDER
WHICH RELOCATION PAYMENTS WILL BE MADE

1. That it is hereby found and declared that the Project Area as a whole is blighted and deteriorated and eligible for redevelopment pursuant to the provisions of §§36-48 et seq of the 1950 Code of Virginia as amended.
2. That the conditions under which the Authority will make relocation payments are hereby in all respects approved, and the Executive Director is hereby designated as the official whose duty it is to approve all proper claims for relocation payments.
3. That the Redevelopment Plan for the Hampton Boulevard Redevelopment Project is hereby adopted and in all respects approved and the Secretary is hereby directed to file a certified copy of the Plan with the minutes of this meeting and the Executive Director is authorized to forward the Plan to the Council of the City of Norfolk for its approval;
4. That all interested parties are hereby assured of full compliance by the Authority with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964 and applicable Executive Orders;

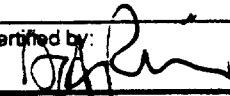
Commissioners' Action:

Moved by:

Seconded by:

☒ Approved
☐ Disapproved

Certified by:



"Over For Instructions"

1/22/98 lm

Form and Correctness Approved:

By BAPink
Office of the City Attorney

NORFOLK, VIRGINIA

Contents Approved:

By Leonard M. Newcomb
DEPT. Planning & Codes**Resolution 924**

R-10

A RESOLUTION ADOPTING A REDEVELOPMENT PLAN FOR THE HAMPTON BOULEVARD PROJECT AREA AND CONCURRING IN THE RESOLUTION HERETOFORE ADOPTED BY THE NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY.

- - -

WHEREAS, the Norfolk Redevelopment and Housing Authority (hereinafter "the Authority") has prepared a Redevelopment Plan for the project area known as the Hampton Boulevard Redevelopment Area; and

WHEREAS, the Authority has adopted a resolution approving the Redevelopment Plan and approving the conditions under which relocation payments will be made; and

WHEREAS, the Redevelopment Plan and the resolution have been presented to this Council for appropriate action; and

WHEREAS, Council has maturely considered the proposed Plan and the resolution as adopted by the Authority; and

WHEREAS, the Council finds the Plan and the resolution to be appropriate and proper in all respects; now, therefore,

BE IT RESOLVED by the Council of the City of Norfolk:

Section 1:- That the proposed Redevelopment Plan for the Hampton Boulevard Redevelopment Project Area be, and the same hereby is, approved, ratified and confirmed.

Section 2:- That the area to be included within the Hampton Boulevard Redevelopment Project Area is described as follows:

Starting at a point at the intersection of the eastern line of Hampton Boulevard and the

northern line of 47th Street; thence moving in an eastwardly direction $\pm 200'$ along the northern line of 47th Street to a point; thence moving in a northerly direction $\pm 100'$ to a point $\pm 200'$ from the eastern line of Hampton Boulevard; thence moving in a westwardly direction $\pm 170'$ along the southern property line of 1063 West 48th Street to a point; thence moving in a northerly direction $\pm 110'$ along the western property line of 1063 West 48th Street to a point along the southern line of 48th Street; thence moving in an eastwardly direction $\pm 370'$ along the southern line of 48th Street to a point; thence moving in a southwardly direction $\pm 100'$ along the eastern property line of 1027 West 48th Street to a point; thence moving in an eastwardly direction $\pm 130'$ along the northern property line of 1030 West 47th Street to a point; thence moving in a southwardly direction $\pm 100'$ along the eastern property line of 1030 West 47th Street to a point on the northern line of 47th Street; thence moving in an eastwardly direction $\pm 380'$ along the northern line of 47th Street to a point at the intersection of the eastern line of Killam Avenue and the northern line of 47th Street; thence moving in a southwardly direction $\pm 2,490'$ along the eastern line of Killam Avenue to the intersection of the southern line of 38th Street and the eastern line of Killam Avenue to a point; thence moving in a westwardly direction $\pm 1,150'$ along the southern line of 38th Street to the intersection of the eastern line of Hampton Boulevard and the southern line of 38th Street to a point; thence moving in a northwardly direction $\pm 2,460'$ along the eastern line of Hampton Boulevard to the northern line of 47th Street to the point of beginning.

Section 3:- That this Council joins in and concurs in the attached Resolution No. 8281, adopted by the Board of Commissioners of the Authority on January 12, 1998.

Section 4:- That the appropriate City Officers are hereby authorized to do all things necessary to implement and carry out the approved Redevelopment Plan, acting in concert where necessary with representatives of the Authority.

Section 5:- That this resolution shall be in effect
from and after the date of its adoption.

Adopted by Council January 27, 1998
Effective January 27, 1998

TRUE COPY
TESTE:



R. BRECKENRIDGE DAUGHMREY, CITY CLERK

BY: _____
DEPUTY CITY CLERK